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March 15, 2005

York County Board of Supervisors  
P.O. Box 532  
Yorktown, Virginia 23690-0532

**Re: Special Exception Request – Williamsburg Marketcenter – York County, Virginia**

Dear Chairman Burgett and Members of the Board:

We would like permission from York County to re-grade the low lying portions of the topography within the 45' landscape buffer (identified as Areas A on the site layout exhibit) in order to match the finished grade of these areas with Mooretown Road. Grading within the portions of the buffer which are higher than Mooretown Road (identified as Area B on the site layout exhibit) will be minimized in order to preserve existing mature trees. We feel it is important to address the low lying areas for the following reasons:

- **Safety** – In particular, the buffer areas in front of the proposed Ukrop's Super Market and adjacent to the southern most entrance contain steep slopes. We have safety concerns related to the existing guardrail stability and ingress traffic jumping the curb line into the ravines. The existing guard rails are extremely close to the ravine slopes. By filling these areas, we will eliminate the need for unsightly guard rails and avoid the safety concerns generated by the ravines.
- **Curb Appeal** – The existing buffer conditions are not complimentary to the quality appearance we are striving to achieve with the development. Many of the existing trees and shrubs within the low-lying areas are either dead or considered to be of poor quality. We intend to re-plant the areas which are graded pursuant to County guidelines resulting in a much better appearance as customers approach the development on Mooretown Road.
- **Engineering** – Currently, the low-lying areas are showing signs of erosion along Mooretown Road. We are concerned this condition will continue and most likely get worse in the future. Also, the main stormwater pipes for Mooretown Road and the Sentara Hospital come under Mooretown Road at the two main entrances to our

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development and are visible. By filling these low areas to match the finished grades of the Outparcels, we will be able to hide these pipes and incorporate them into our master stormwater plan. The fill dirt will also eliminate any standing water in these areas.

The site photographs and VHB exhibits we forwarded to the County Administrator's office under separate cover illustrate the existing conditions and proposed enhancements we would like to create. We feel the changes within the buffer area will help make the project more appealing to our retailers and customers. Our goal is to provide a safe and attractive shopping center that will serve the citizens of York County and the greater Williamsburg trade area.

Feel free to contact me with any questions. Thank you for your consideration.

Sincerely,



Bradford T. Brown, CCIM  
Director of Development

BTB: cb  
Enclosures